

Command= 210-

Point#, Start#-End# or G#= 1-433

Bearing	Distance	Elev	Descrip	Pnt.	Northing	Easting	Type
-----09-26-2023-----13:02:40-----D:\BENCH FILES\BM7							
			sethub	1	5020.8538	4949.9684	
			sethub	2	4885.3517	4817.6515	TRA
			fndip	3	5088.6518	5092.2289	SS
			fndip	4	4998.4887	5002.0058	SS
			stk	5	5025.5107	4952.9876	SS
			stk	6	5031.3238	4961.4655	SS
			stk	7	5037.6006	4957.3713	SS
			stk	8	5032.8114	4949.0872	SS
			stk	9	5066.4459	4899.0595	SS
			stk	10	5086.3636	4882.4442	SS
			stk	11	5102.2929	4900.7048	SS
			stk	12	5082.1119	4917.6942	SS
			dnsip**	13	5167.3591	4863.1451	SS
			hse	14	4980.8689	4902.6634	SS
			hse	15	5005.5169	4908.5893	SS
			hse	16	5020.1619	4930.3806	SS
			blk	17	5050.7555	4915.9793	SS
			hse	18	5048.7034	4911.1687	SS
			stk	19	5002.5502	4993.3773	SS
			stk*	20	5094.8279	4924.5480	SS
			stk*	21	5086.5560	4930.6267	SS
			clwll	22	5035.1817	4970.5894	SS
			clwlpnt	23	5043.5268	4963.8786	SS
			fndipin	24	4997.7994	4626.2486	TRA
			plan	25	5000.2852	5000.3735	SS
				26	5000.2852	5000.3735	TRA
			plan	27	4997.9992	4626.1302	TRA
				29	5338.9318	4722.0933	TRA
			plan	30	5000.0000	5000.0000	
			plan	31	4921.3815	4890.2543	TRA
			plan	32	5103.0087	4773.3321	TRA
			plan	33	5167.1847	4862.9171	TRA
				34	4997.7821	4626.3049	TRA
				35	4911.1215	4676.2041	TRA
				36	5018.0773	4828.0055	TRA
			plan	37	5018.0778	4828.0062	TRA
			plan	38	4911.0343	4676.2624	TRA
			plan	39	4997.7181	4626.3541	TRA
			plan	40	4998.0204	5001.6232	

JOB #3 244falzone [433]

Bearing	Distance	Elev	Descrip	Pnt.	Northing	Easting	Type
-----09-26-2023-----13:02:40-----D:\BENCH FILES\BM7							
			plan	41	5087.5311	5087.4359	TRA
			plan	42	5375.7595	4764.9756	TRA
			plan	43	5338.9318	4722.0933	TRA
			plan	44	5250.3924	4637.1485	TRA
			corfnd	45	5081.7180	4917.8905	SS
			corfnd	46	5101.6534	4901.2708	SS
			corfnd	47	5086.3660	4882.8792	SS
			corfnd	48	5066.3930	4899.4152	SS
			corshd	49	5032.5995	4949.2127	SS
			corshd	50	5025.7170	4953.6673	SS
			corshd	51	5031.2112	4962.1243	SS
				52	5245.8280	4798.4336	TRA
				53	5245.8280	4798.4336	TRA
				54	5176.2895	4536.1995	TRA
				55	5086.1314	4579.4605	TRA
				56	5103.0335	4773.3143	TRA
				57	4812.8498	4729.4503	INT
				58	5018.1649	4827.9479	TRA
				59	4865.4381	4807.3668	TRA
				60	4960.4802	4746.2585	TRA
				61	4950.6706	4753.1702	TRA
				62	4900.4977	4681.9603	INT
				63	4950.3775	4752.7542	INT
				70	5339.1805	4721.9729	
				71	5246.4386	4797.0157	TRA
				72	5170.8732	4860.1989	TRA
				73	5002.6942	4625.5919	TRA
				74	5044.2369	4603.4394	TRA
				75	5089.5250	4576.0621	TRA
				76	5180.2314	4533.9629	TRA
				77	5252.2655	4623.5045	TRA
			1SETHUB	100	4853.3735	4654.5794	OCC
			2SETPK	101	5058.2869	4584.6428	TRA
			3SETHUB	102	5148.8621	4870.9296	TRA
			4SETHUB	103	4985.4975	5003.1468	TRA
			5SETPK	104	4877.6197	4842.7276	TRA
			FNDIPIN	105	5089.0946	4577.2861	SS
			FNDIPIN	106	5000.7141	4624.2991	SS
			FND1"DH	107	4904.0286	4677.7908	SS
			CORFNC	108	4961.4813	4748.1375	SS
			EMDWLL	109	4874.3104	4693.5628	SS
			WLLPC	110	4820.4481	4724.2955	SS
			WLLPT	111	4821.7457	4742.6846	SS
			WLL	112	5176.5590	4535.5402	SS
			FNDIBAR	113	5254.3608	4793.5908	SS
			FNDIP	114	5169.3869	4861.7845	SS
			ENDFNC	115	5102.7031	4773.5784	SS
			CORFNC	116	5018.1331	4828.7994	SS
			FNDIP	117	5000.0000	5000.0000	SS
			POLE	118	4920.8784	4889.6420	SS
			CORFNC	119	4956.7047	4866.5688	SS
			CORFNC	120	4912.3112	4778.3498	SS
			ENDWLL	121	4865.0265	4806.0598	SS
			corwll	122	5247.3416	4799.2239	TRA
			corwll	123	5339.8266	4722.7629	TRA

Point#, Start#-End# or G#= 4-

Command= 159-
Setup Point= 100

Backsight Point= 104

Point= 35

297-52-20 61.66

Point= 60

317-54-19 140.99

Point= 59

02-49-42 153.26

Point= 62

307-30-05 54.50

Point= 63

322-41-12 138.01

Point= 57

35-46-03 85.13

Point= 159-

Setup Point= 104

Backsight Point= 100

Point= 59

348-20-04 37.40

Point= 57

337-34-59 130.49

Point= 62

15-26-32 162.39

Point= 35

18-43-06 169.86

Point= 60

48-00-13 127.17

Point= 63

46-18-15 115.71

Point= 159-

Setup Point= 100

Backsight Point= 101

Point= 35

39-22-26 61.66

Point= 60

59-24-25 140.99

Point= 59

104-19-47 153.26

Point= 57

137-16-09 85.13

Point= 62

49-00-10 54.50

Point= 63

64-11-18 138.01

Point= 210-

Point#, Start#-End# or G#= 1-433

sethub

sethub

fndip

fndip

stk

stk

stk

1SETHUB	100	4853.3735	4654.5794	OCCSS
5SETPK	104	4877.6197	4842.7276	BS
	35	4911.1215	4676.2041	
	60	4960.4802	4746.2585	
	59	4865.4381	4807.3668	
	62	4900.4977	4681.9603	
	63	4950.3775	4752.7542	
	57	4812.8498	4729.4503	
5SETPK	104	4877.6197	4842.7276	OCC
1SETHUB	100	4853.3735	4654.5794	BS
	59	4865.4381	4807.3668	
	57	4812.8498	4729.4503	
	62	4900.4977	4681.9603	
	35	4911.1215	4676.2041	
	60	4960.4802	4746.2585	
	63	4950.3775	4752.7542	
1SETHUB	100	4853.3735	4654.5794	OCC
2SETPK	101	5058.2869	4584.6428	BS
	35	4911.1215	4676.2041	
	60	4960.4802	4746.2585	
	59	4865.4381	4807.3668	
	57	4812.8498	4729.4503	
	62	4900.4977	4681.9603	
	63	4950.3775	4752.7542	
	1	5020.8538	4949.9684	
	2	4885.3517	4817.6515	TRA
	3	5088.6518	5092.2289	SS
	4	4998.4887	5002.0058	SS
	5	5025.5107	4952.9876	SS
	6	5031.3238	4961.4655	SS
	7	5037.6006	4957.3713	SS

sethub
sethub
fndip
fndip
stk
stk
stk

1
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5020.8538
4885.3517
5088.6518
4998.4887
5025.5107
5031.3238
5037.6006

4949.9684
4817.6515
5092.2289
5002.0058
4952.9876
4961.4655
4957.3713

TRA
SS
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SS
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SS
SS

03003
1972 3 5 PM 12
REC'D ROCKINGHAM COUNTY
REGISTRY OF DEEDS

2126 484

DEED OF WARRANTY

I, WILLIAM B. WENTWORTH,

of Hampton Rockingham County, State of New Hampshire, for consideration paid, grant to ELLEN M. McCUE

Hampton Rockingham County, State of New Hampshire (Town or City) (Street Address)

described premises: with WARRANTY covenants, the following (Description of land or interest being conveyed: incumbrances, excepting reservations, if any)

A certain parcel of land with the buildings thereon, situated in Hampton, County of Rockingham, State of New Hampshire, on the Northerly side of Mace Road, more particularly bounded and described as follows:

Beginning at the intersection of the Northeasterly sideline of Mace Road and the Northwesterly sideline of Parr Street, and thence running by said Mace Road and a stonewall N. 28° 27' W., 111.68 feet to a point; thence turning and running N. 54° 48' E. by other land formerly of Wentworth, being Lot No. 3 on the plan below described, 85.7 feet to a point; thence turning and running S. 32° 44' E. by other land of Barteau, being Lot No. 5 on said plan, 112.94 feet to a point; and thence turning and running S. 55° 59' W. by Parr Street 93.93 feet to a stone wall and said Mace Road which is the point of beginning. Above described parcel being Lot No. 4 on plan below described.

Being the same premises conveyed to the Grantor by deed of Bernard A. Barteau and Mildred A. Barteau dated April 29, 1971, and recorded in Book 2066, Page 490 of the Rockingham Records; and this conveyance is subject to the water and sewer line easement as set forth in said deed.

See Plan of Land for Bernard Barteau, Mace Road and Parr Street, No. C-1676, recorded October, 1969, in the Rockingham Registry of Deeds.

And I, Margaret M. Wentworth wife of said Grantor release to said Grantee all rights of dower and homestead and other interest therein.

WITNESS our hands and seals this 29th day of February, 1972.

Witness:

H. Ayed Casassa
to both

William B. Wentworth
Margaret M. Wentworth

STATE OF NEW HAMPSHIRE
ROCKINGHAM ss.

William B. Wentworth and Margaret M. Wentworth

February 29th, 1972

Personally appeared and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me,

H. Ayed Casassa
Justice of the Peace.

0 2 7 3 5 1
STATE OF NEW HAMPSHIRE
TAX ON TRANSFER
OF REAL PROPERTY
PA 10663
MAR 14 '72
STATE TAX COMMISSION
34.00

COST APPROACH
 1,584 Sq. Ft. @ \$ 68.93 = \$ 109,185
 864 Sq. Ft. @ \$ 15.68 = 13,548
 Physical curable depreciation = -1,000
 Garage/Carport 346 Sq. Ft. @ \$ 16.53 = 5,719
 Total Estimated Cost New = \$ 127,452
 Less Depreciation 31,863 = \$ 31,863
 Depreciated Value of Improvements = \$ 95,589
 "As-is" Value of Site Improvements = \$ 12,000
 INDICATED VALUE BY COST APPROACH = \$ 177,589

Comments on Cost Approach (such as, source of cost estimate, site value, square foot calculation and for HUD, VA and FmHA, the estimated remaining economic life of the property): Replacement Cost derived from the Marshall & Swift Handbook, Section 12-Page 19. Site valuation is derived from MLS survey, in house records and appraisers own knowledge of the subject area. Depreciation is estimated to be 25% based on a 60 year economic life. The physical curable depreciation is the Subject's downstairs bathroom ceiling which needs replacing. Indicated value by the Cost Approach is \$178,000 (rounded).

ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	104 Mace Road Hampton	16 Belmont Circle, Hampton	188 North Shore Road Hampton	84 Barbour Road, Hampton
Proximity to Subject		+/- 1 Mile	-1 mile	+/- 1 Mile
Sales Price	\$ N/A	\$ 176,000	\$ 171,000	\$ 190,000
Price/Gross Living Area	\$ 105.07 /sq ft	\$ 123.02 /sq ft	\$ 113.10 /sq ft	
Data and/or Verification Source	Town Hall, MLS Inspection	Town Hall records, MLS, Area Realtor	Town Hall records, MLS, Area Realtor	Town Hall records, MLS, Area Realtor
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION + (-)\$ Adjust.	DESCRIPTION + (-)\$ Adjust.	DESCRIPTION + (-)\$ Adjust.
Sales or Financing Concessions		N/A	N/A	N/A
Date of Sale/Time		7/19/99	6/29/99	5/20/99
Location	Average	Average	Average	Average
Leasehold/Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Site	.23 Acre	.29 Acre	.17 Acre	.30 Acre
View	Neighborhood	Neighborhood	Neighborhood	Neighborhood
Design and Appeal	Cape/Gambrel	Cape/Gambrel	Cape/Gambrel	Cape
Quality of Construction	Average	Average	Average	Average
Age	29/effective 15	40/effective 15	50/effective 15	26/effective 10 -10,000
Condition	Average	Average	Average	Average
Above Grade	Total Bdrms: Baths 6 3 1.5	Total Bdrms: Baths 7 4 1.5	Total Bdrms: Baths 6 3 1 +1,500	Total Bdrms: Baths 6 3 1.5
Room Count	6 3 1.5	7 4 1.5	6 3 1 +6,790	6 3 1.5
Gross Living Area	1,584 Sq. Ft.	1,675 Sq. Ft.	1,390 Sq. Ft.	1,680 Sq. Ft.
Basement & Finished	864 sf	788 sf	720 sf	888 sf
Rooms Below Grade	0	0	0	0
Functional Utility	Average	Average	Average	Average
Heating/Cooling	Oil Forced H/W	Gas Forced H/A	Oil Hot Air	Oil Forced H/W
Energy Efficient Items	None Noted	None Noted	None Noted	None Noted
Garage/Carport	1 Car Attached	No Garage +5,000	No Garage +5,000	1 Car Garage
Porch, Patio, Deck, Fireplace(s), etc.	No Deck 1 Fireplace	Deck 1 Fireplace	No Deck 1 Fireplace	Deck 1 Fireplace
Fence, Pool, etc.				
Shed, Outbuildings	No Shed	Shed -500	Shed -500	No Shed
Net Adj. (total)		Net 2.3 % Gross 3.4 % \$ 4,000	Net 7.5 % Gross 8.1 % \$ 12,790	Net 5.0 % Gross 5.5 % \$ 9,500
Adjusted Sales Price of Comparable		\$ 180,000	\$ 183,790	\$ 180,500

Comments on Sales Comparison (including the subject property's compatibility to the neighborhood, etc.): Equal weight is given to each sale. Subject is typical of homes found in area in style and appeal.

ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Date, Price and Data Source, for prior sales within year of appraisal	N/A	N/A	N/A	N/A

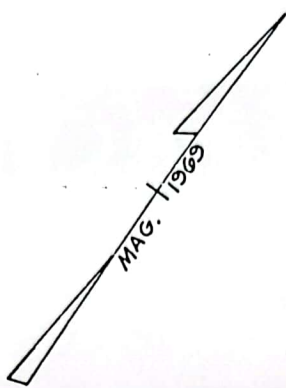
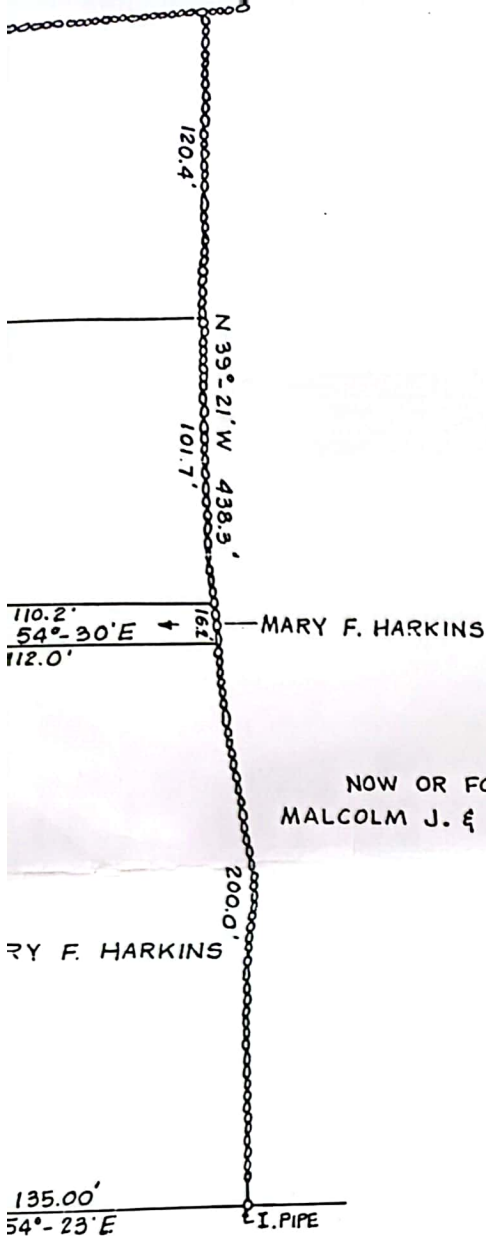
Analysis of any current agreement of sale, option, or listing of subject property and analysis of any prior sales of subject and comparables within one year of the date of appraisal: Subject is not currently listed and has not sold in the last three years.

INDICATED VALUE BY SALES COMPARISON APPROACH \$ 181,000
 INDICATED VALUE BY INCOME APPROACH (if Applicable) Estimated Market Rent \$ N/A /Mo. x Gross Rent Multiplier N/A = \$

This appraisal is made ☒ "as is" ☐ subject to the repairs, alterations, inspections or conditions listed below ☐ subject to completion per plans & specifications
 Conditions of Appraisal: All three approaches to value were considered however, the Income Approach was not considered applicable, and therefore not developed.
 Final Reconciliation: Most Emphasis is placed on the Sales Comparison Approach, however the Cost Approach does support the Final Valuation.

The purpose of this appraisal is to estimate the market value of the real property that is the subject of this report, based on the above conditions and the certification, contingent and limiting conditions, and market value definition that are stated in the attached Freddie Mac Form 439/FNMA form 1004B (Revised 6/93).
 I (WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE REAL PROPERTY THAT IS THE SUBJECT OF THIS REPORT, AS OF October 18, 1999
 (WHICH IS THE DATE OF INSPECTION AND THE EFFECTIVE DATE OF THIS REPORT) TO BE \$ 181,000

APPRAISER: Signature David Horne Name David Horne Date Report Signed October 18, 1999 State Certification # State NH Or State License # NHAA-114
 SUPERVISORY APPRAISER (ONLY IF REQUIRED): Signature Atex Essa Name Atex Essa, MAI Date Report Signed October 18, 1999 State Certification # State NH Or State License # NHCG-221



NOW OR FORMERLY
MALCOLM J. & ALMA M. HEWETT

C-1676



PLAN OF LAND MACE ROAD — PARR STREET HAMPTON, N.H. FOR BERNARD A. BARTEAU		
WRIGHT, PIERCE, BARNES & WYMAN ENGINEERS PORTSMOUTH, NEW HAMPSHIRE		
DRAWN BY S.C.W.	SCALE 1" = 50'	SHEET NO. 1 OF 1
CHECKED BY F.H.B.	DATE OCTOBER 27, 1969	
APPROVED BY	DATE	
BOOK NO. 26-P	PROJECT NO.	



SCALE IN FEET

I.P. - FND.

S 54°-43'-54" W
288.66'

RE-B
SE1

S 38°-32'-01" E
98.50'

GARAGE

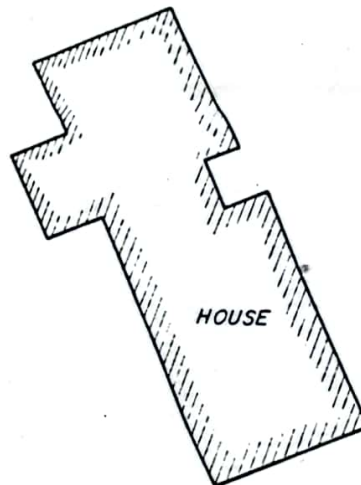
LOT 1 & 2
R.C.R. C-1676

2361/246 & 2403/566
55,251 S.F.
1.268 Ac.

I.P. - FND.

S 38°-36'-42" E
119.30'

n/f MALCOLM J. & ALMA M.
HEWETT



HOUSE

DRIVEWAY

47.09'

52.92'

N 30°-47'-13" W - 100'

RE-BAR
SET

GRANI

HYC

N 24°-31'-50" W
100.00'

114.92'

N 51°-33'-03" E

N 48°-56'-04" E
131.34'

n/f ROBERT P. & EILEEN R.
SPELLACY

PLAN OF LAND
FOR
ALMA CLIFFORD
IN
HAMPTON, N. H.

by

Seacoast Engineering Associates, Inc.

73 DANIEL STREET

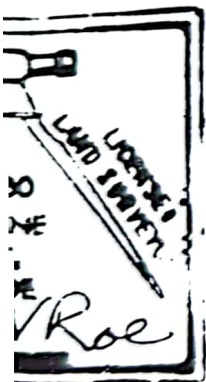
PORTSMOUTH, N. H.

DRAWN BY: C. A. JACOBS

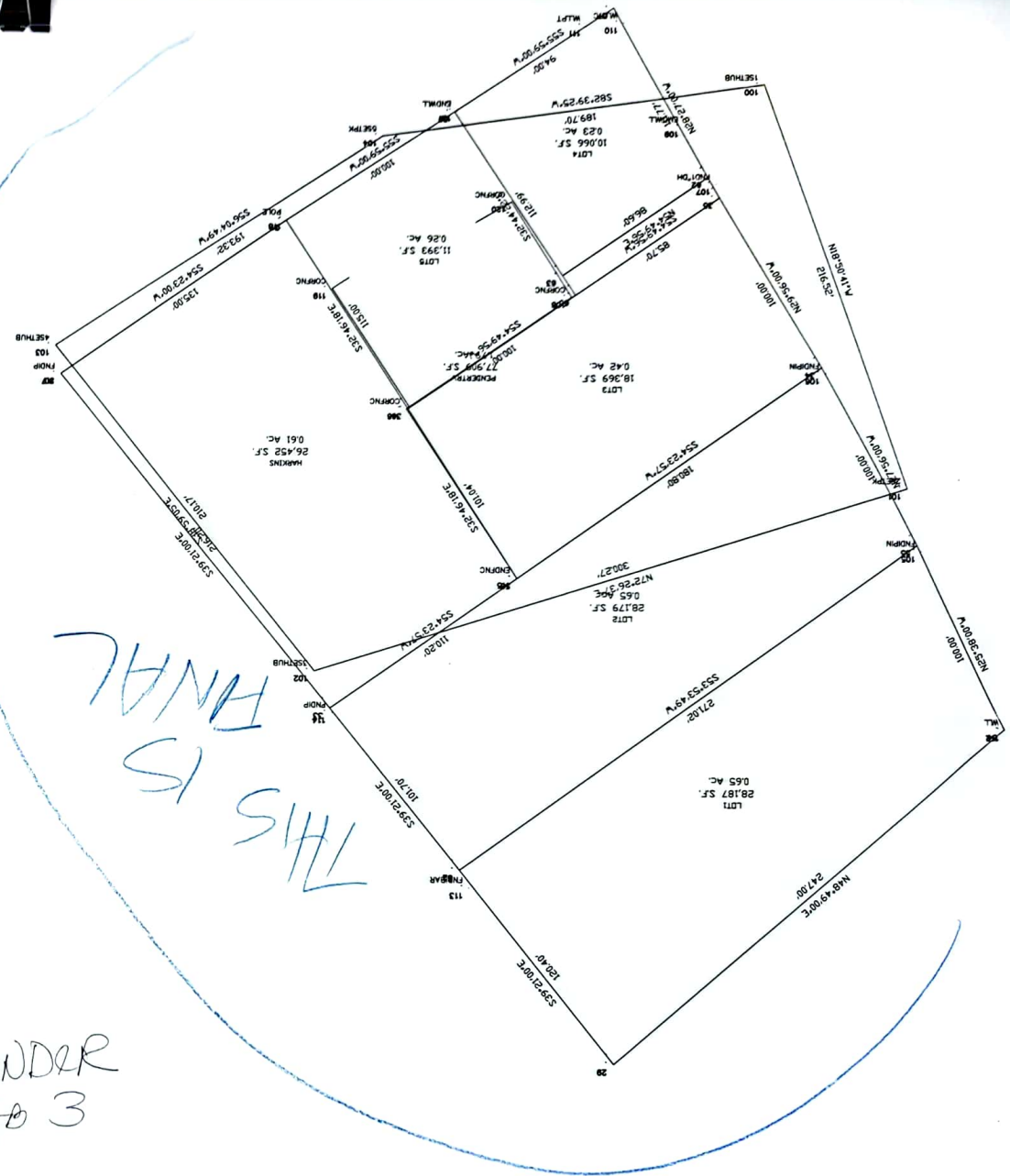
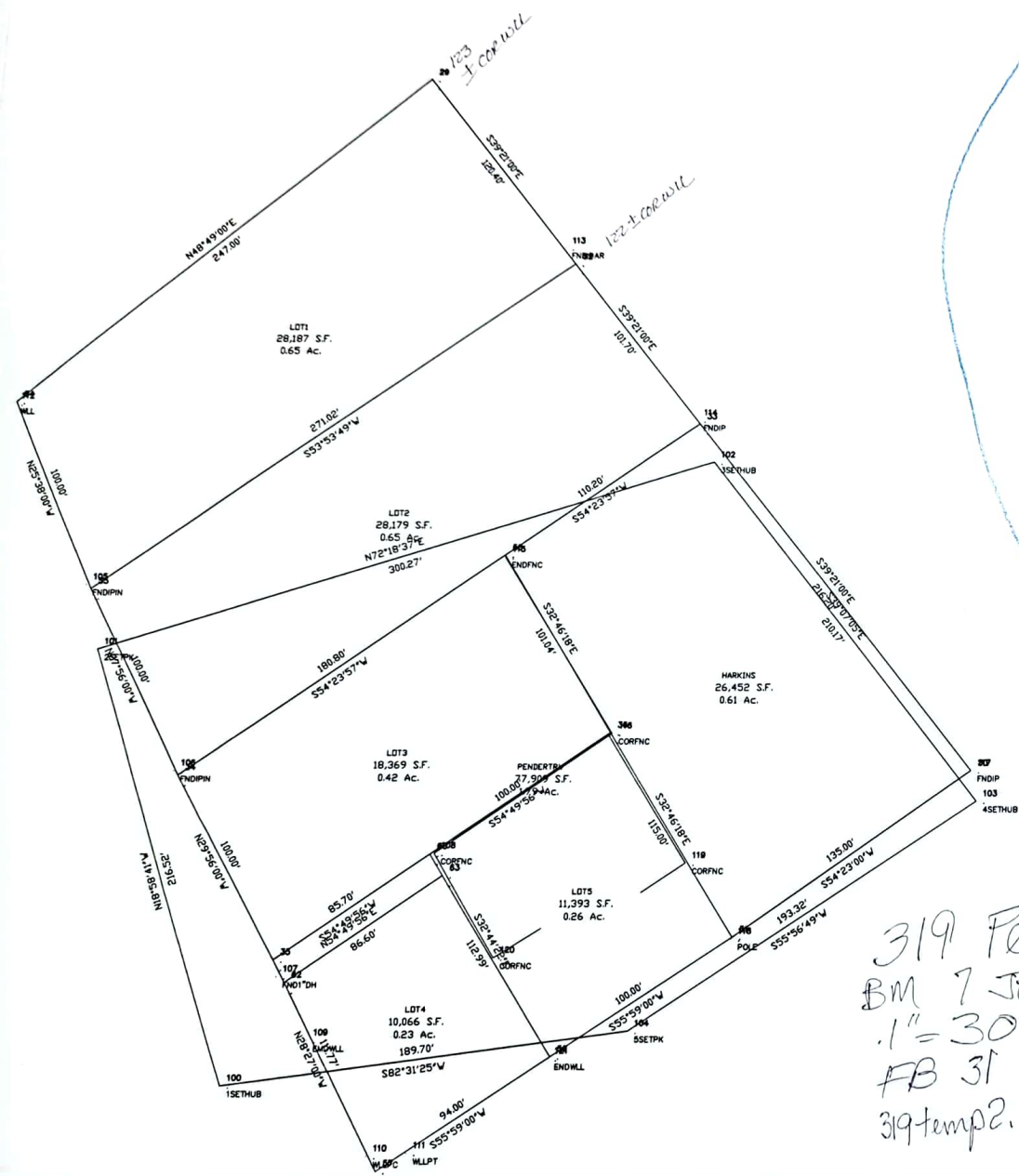
CHECKED BY: G. V. ROE

DATE: JULY 6, 1984

SCALE: 1" = 20'



84-132



319 PENDER
BM 7 JOB 3
1" = 30'
FB 31
319temp2.dwg